

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
73A TROY ROAD
EAST GREENBUSH, NEW YORK 12061
RENSSELAER COUNTY

LOCATED ON ROUTE 4, THIS CLASS A OFFICE BUILDING HAS AN INVITING
ENTRYWAY AND A BEAUTIFUL BRICK FAÇADE.
MINUTES TO DOWNTOWN ALBANY, NEW YORK.

QUICK FACTS

- SECOND FLOOR SPACE WITH FLOOR TO CEILING WINDOWS.
- EXECUTIVE OFFICE WITH GLASS CEILING
- THIS PROPERTY IS APPROXIMATELY 5 MINUTES FROM DOWNTOWN ALBANY JUST ACROSS THE HUDSON RIVER
- AVAILABLE SPACE: ± 5,428 SF RENTABLE SF
- LANDLORD MAY SUBDIVIDE TO MAKE SMALLER SUITES
- PARKING: ~175 SPACES
- SERENE, PARK-LIKE FEELING WITH PYLON SIGN AT STREET
- ASKING: \$19.50 PSF + UTILITIES AND INCREASE IN BASE YEAR.

QUICK FACTS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	3,227	12,449	24,276	91,736
AVERAGE HH INCOME	\$92,140	\$113,295	\$106,021	\$80,393
MEDIAN AGE	42.7	42.2	41.2	35.4
TOTAL BUSINESSES	105	466	857	4,593
TOTAL EMPLOYEES	1,204	6,254	12,662	80,419









TITAN COMMERCIAL REALTY GROUP LLC
24 AVIATION RD, ALBANY, NY, 12205
518 400 0668
WWW.TITANCOMMERCIALREALTYGROUP.COM

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

TODD J DROWLETTE
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM
NYS LICENSED REAL ESTATE BROKER
MANAGING DIRECTOR
518 400 0668 EXT 702

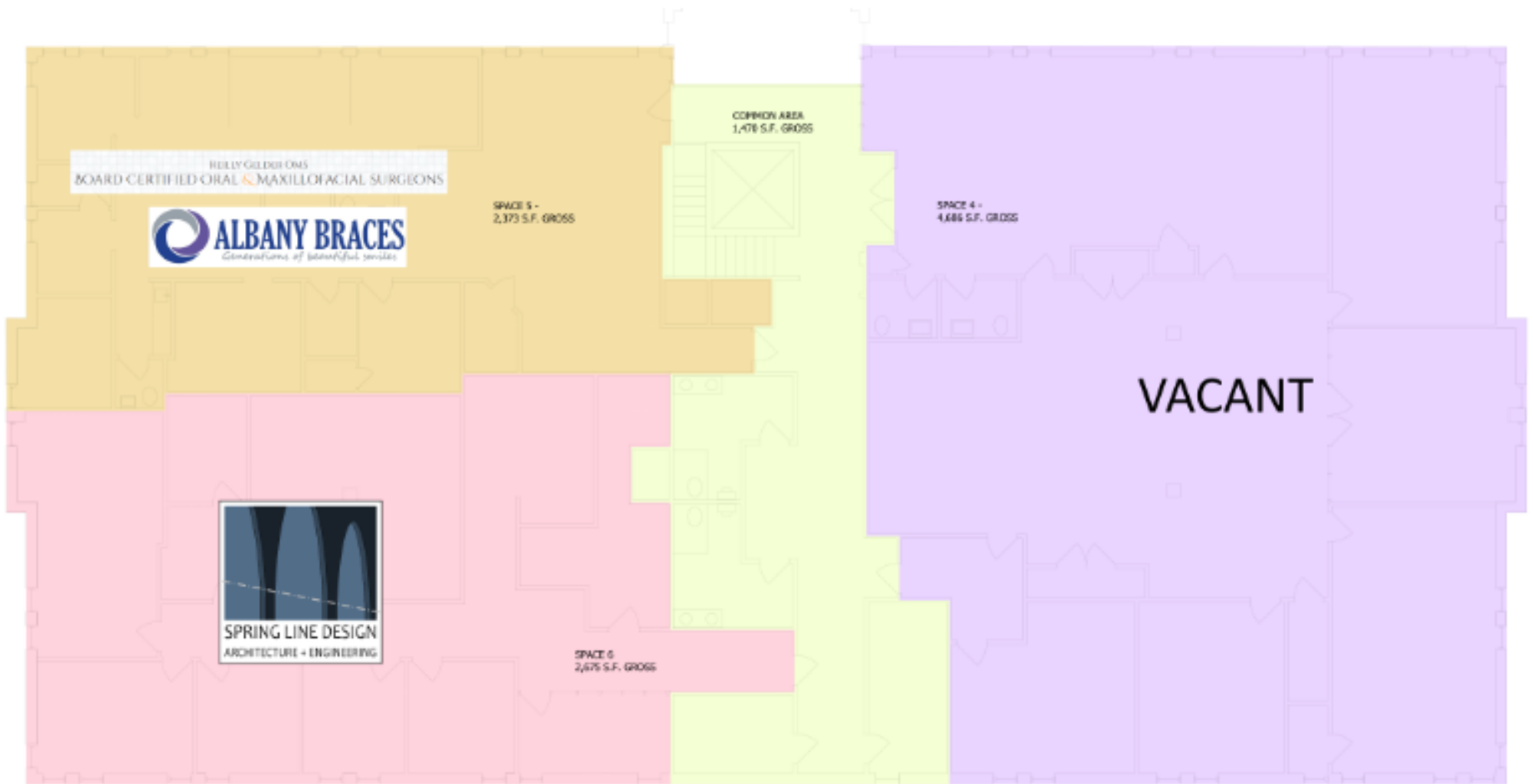
https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf



TITAN COMMERCIAL REALTY GROUP LLC
 24 AVIATION RD, ALBANY, NY, 12205
 518 400 0668
WWW.TITANCOMMERCIALREALTYGROUP.COM
https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES ONE DEAL AT A TIME

TODD J DROWLETTE
 TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM
 NYS LICENSED REAL ESTATE BROKER
 MANAGING DIRECTOR
 518 400 0668 EXT 702



TITAN COMMERCIAL REALTY GROUP LLC

24 AVIATION RD, ALBANY, NY, 12205

518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

TODD J DROWLETTE

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702